

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1020, 4231 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27069


MLS ID:
A2183085

\$1,150,000



 **TALHA NIAZI**
 (587) 228-8203

 eXp Realty
 403-262-7653


1020, 4231 109 Avenue NE, Calgary , Alberta T3N 1A6

Transaction Type

For Sale

Days On Market

51

Zoning

I-G

Subdivision

Stoney 3

Year Built

2019

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

2110349

Building Area (Sq. Ft.)

2800.00

Building Area (Sq. M.)

260.13

Footprint (Sq. Ft.)

1400

Foundation

Slab

Cooling

Central Air

Heating

Central,Exhaust Fan,Forced Air,Natural Gas

Access to Property

Back Alley Access,Airport Nearby,Front and Rear Drive access,Direct Access,Major Shopping Nearby,Public Transportation Nearby

Inclusions

call lister / as per the Lease

Restrictions

Call Lister

Reports

Condo/Strata Bylaws,Rent Roll

Discover an exceptional 8% cap rate investment opportunity with this industrial flex condo for sale in Calgary, priced at \$1,150,000. This property boasts multiple tenants, offering a diversified income stream. Conveniently located, it provides direct bus connections to downtown and is within walking distance of over 150 shops, restaurants, wellness centers, and services. Additionally, it's just a 20-minute drive to downtown Calgary or the Calgary Airport, ensuring accessibility and convenience for tenants and clients alike.

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